

APPENDIX C: OPEN HOUSE MATERIALS

Figure C1: Display Boards



5400 SOUTH IS A PRIORITY



- Local and state leaders planned for widening
- Top priority in regional long-range transportation plan
- Issues: congestion, roadway deficiencies



TRAFFIC WILL MORE THAN DOUBLE BY 2040

5400 South Evening Peak Traffic Volume Comparison



STUDY AREA AND SURROUNDING PROJECTS



The map includes proposed studies and widening near the study area, not planned projects.



2

IMPROVEMENT CONSIDERATIONS

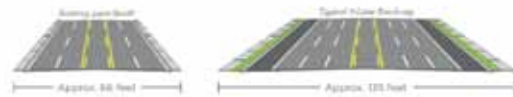


- *Widen*
- *Add Intersection Capacity*
- *Improve Shoulders and Sidewalks*
- *Combination of Above*

5400 S
BANGERTER HIGHWAY TO 4800 WEST

A UDOT PROJECT

WIDEN



5400 S
BANGERTER HIGHWAY TO 4800 WEST

ADD CAPACITY TO INTERSECTIONS



- *Add lanes around intersection*
- *Better accommodate turn movements*

5400 S
BANGERTER HIGHWAY TO 4800 WEST

IMPROVE SHOULDERS AND SIDEWALKS



Improve shoulders and sidewalks to meet UDOT and American with Disabilities Act (ADA) standards.

5400 S
BANGERTER HIGHWAY TO 4800 WEST

3

USE YOUR VOICE TO MAKE 5400 SOUTH BETTER



- *Why 5400 South*
- *Potential Community Impacts*
- *Improvement Considerations*
- *Timeline*

5400 S
BANGERTER HIGHWAY TO 4800 WEST

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TELL US ABOUT PROBLEMS ON 5400 SOUTH



Here are some things we've heard:

- *Congestion*
- *Deficiencies in sidewalk, shoulders, etc.*
- *Lighting*
- *Access to businesses*

What other issues should UDOT consider?

5400 S
BANGERTER HIGHWAY TO 4800 WEST

TELL US ABOUT YOUR COMMUNITY



We've heard concerns about impacts for:

- *Homes*
- *Businesses*
- *Fire station*
- *Churches*
- *Flagpole/memorial*

What other community impacts should UDOT consider?

5400 S
BANGERTER HIGHWAY TO 4800 WEST

TELL US ABOUT IMPROVEMENT CONSIDERATIONS



- *What do you like or dislike about the improvements UDOT is considering? Why?*
- *What aspects of the improvements are most important to you?*

Are there other improvements UDOT should consider?

5400 S
BANGERTER HIGHWAY TO 4800 WEST

TIMELINE FROM STUDY TO CONSTRUCTION



PROPERTY ACQUISITION



- Property impacts vary per property
- Affected property owners will be notified
- Fair negotiation process for those affected
- Assistance with relocation for those who are displaced

Figure C2: Information Handout

udot.utah.gov

5400 South

Bangerter Highway to 4800 West

UDOT is looking at options to improve 5400 South from Bangerter Highway to 4800 West to accommodate traffic volumes today and in the future. UDOT's intent is to provide this capacity improvement while minimizing impacts to residents, businesses, the traveling public and utility services. The need to add capacity on 5400 South was identified by your local community leaders and formalized in the Wasatch Front Regional Council Long Range Plan. Before UDOT can determine where and how to improve the roadway, an environmental study must be completed. The study will include:

- The purpose of an improvement project.
- Transportation needs in this area.
- Transportation improvement alternatives to meet the project's purpose and the community's transportation needs.
- Environmental resources that could be affected by a project.
- How impacts to resources could be minimized.
- Public input on all of the above.

UDOT will hold public meetings during the study to inform and receive input from the community. Notices about the public meetings will be placed throughout the community to let people know in advance of the opportunity to get involved. The first public meeting is expected to take place in January 2011.

In the meantime, surveyors may be seen working along 5400 South. These project team members are performing basic fact-finding work and will not yet have detailed information about the project.

After UDOT completes the environmental study and preliminary design work, UDOT will assess potential property needs adjacent to 5400 South. By mid-2011, the project team expects to have enough information to contact those who may be affected. As the project progresses, the project team will ensure that affected property owners understand their rights and how the negotiation process works.

PROJECT TIMELINE

State Environmental Study	Design, Property Acquisition
Early 2011 through Summer 2011	Summer 2011 through End of 2011

HOW TO CONTACT THE PROJECT TEAM

UDOT is committed to communicating regularly with the public about the project. The project team can be contacted by:

Phone: 1-855-540-0740 (Toll Free)
Email: 5400south@utah.gov
Web: udot.utah.gov

Go to Projects and Studies, Current Studies,
5400 South 4800 West to Bangerter Highway

Figure C3: Property Acquisition Handout

5400 S
BANGERTE HIGHWAY TO 4800 WEST

UDOT PROPERTY ACQUISITION INFORMATION

The following information is summarized from UDOT's website. For more details about UDOT's property acquisition process, go to www.udot.utah.gov. Select "Inside UDOT" from the menu at the top of the page, select "Right of Way," then select "Acquisition, Appraisal and Relocation."

Individual property impacts on 5400 South will be determined in mid-2011, after UDOT completes the environmental study and preliminary design work. Once complete, UDOT will assess potential property needs and begin contacting those who may be affected.

As the project progresses, the project team will work with individual property owners to further explain the process and assess individual needs. If UDOT needs to acquire a property, the following process is used.

Property Acquisition Process
Step 1: An independent appraiser assesses the fair market value of the property and submits a report to UDOT for review.
Step 2: Once UDOT approves the appraisal, an offer is made to purchase for the full fair market value of the appraisal.
Step 3: Once the property owner and UDOT agree on the terms of the acquisition, a contract is signed and the property owner is paid (usually within 30-45 days of approval). If necessary, relocation assistance is provided for property owners displaced as a result of the project (see other side for more relocation information).

Types of Acquisitions
The land needed for construction purposes may include one, or a combination of, the following types of acquisitions:

- **Temporary Construction Easement** - UDOT pays the property owner (rent) for the right to use a described portion of property for construction purposes. The easement has a time limit and is void upon completion of construction or a certain date.
- **Perpetual Easement (commonly referred to as a Permanent Easement)** - UDOT pays the property owner for the right to use a portion of the property for the purposes described in an agreement. As the Grantor of the Perpetual Easement, the property owner retains title, property access and total ownership of the property. However, this easement does NOT have a time limit and grants UDOT the permanent right of access to the specified area.
- **Fee Acquisition** - This term refers to the purchase of an actual described portion of property. The property owner is paid for the full value of the described property and the ownership is transferred to UDOT.

Address
2010 South 2760 West
Salt Lake City, UT 84104

Phone
1-855-540-0740 (Toll Free)

Email
5400south@utah.gov

Web
udot.utah.gov/5400south

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Figure C4: Comment Form

5400 S
BANGERTER HIGHWAY TO 4800 WEST

COMMENT FORM

Date _____

Contact Information (Optional)

Name _____

Phone ____ - ____ - _____

Email _____

Would you like to receive project email updates? **Yes** or **No**

We want to gather as much public input as possible to best understand your needs and concerns. What most interested you in coming to this meeting?

Why Improve 5400 South

We've heard that congestion, narrow shoulders and sidewalks and lack of lighting are problems that need to be fixed in the study area. What else should we consider?

Community Impacts

We've heard concerns about impacts to homes, businesses, churches, the fire station and a memorial. What other community impacts should UDOT consider?
